

CITY OF MAPLE VALLEY, WASHINGTON

RESOLUTION NO R-02-249

**A RESOLUTION OF THE CITY OF MAPLE VALLEY, WASHINGTON,
AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT FOR
TRANSFERENCE OF LAKE WILDERNESS PARK FROM KING COUNTY TO
MAPLE VALLEY**

WHEREAS, King County desires to divest itself of ownership, management and financial responsibility for parks, open space, recreational facilities and programs inside and near the City boundaries; and

WHEREAS, the City desires local control of Lake Wilderness Park; and

WHEREAS, the City has the capability of properly caring for the Park, ensuring it continues as a recreational, open space and community gathering amenity; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY,
WASHINGTON, AS FOLLOWS:**

Section 1. Authorization. The City Manager is authorized and directed to execute on behalf of the City the Interlocal Land Transfer Agreement for Lake Wilderness Park. A copy of the Interlocal Land Transfer Agreement has been filed with the City Clerk and been identified with the Clerk's Receiving No. 405.

Section 2. Prohibition Against Substantive Changes. With the exception of minor clerical corrections and final completion of title reports, easements, and legal documents, which corrections, reports, and documents must be acceptable to the Maple Valley City Manager, the City Council prohibits the execution of said Interlocal Land Transfer Agreement if substantive changes are made or proposed by another party to the draft Agreement referenced in this Section 1. The City Manager shall determine "substantive change" for the City.

Section 3. Effective Date. The effective date of the Interlocal Land Transfer Agreement shall be January 1, 2003.

PASSED BY THE CITY COUNCIL ON THIS 25TH DAY OF NOVEMBER, 2002.

Laure A. Iddings, Mayor

ATTEST:

Irralene M. Moni, CMC, RP, City Clerk

CITY OF MAPLE VALLEY, WASHINGTON

RESOLUTION NO. R-03-261

**A RESOLUTION OF THE CITY OF MAPLE VALLEY, WASHINGTON,
ADOPTING KING COUNTY LANDMARK DESIGNATION AND
FINDINGS OF FACT FOR THE LAKE WILDERNESS LODGE**

WHEREAS, on November 25, 2002, the City Council of the City of Maple Valley adopted Resolution No. R-02-249, authorizing execution of an Interlocal Land Transfer Agreement (ILA) for Lake Wilderness Park; and

WHEREAS, Section 3.1 of the ILA requires the City adopt the King County Landmark Designation for Lake Wilderness Lodge; and

WHEREAS, the King County Landmarks and Heritage Commission published a Decision and Findings of Fact designating Lake Wilderness Lodge as a County landmark, detailing reasons for designation and requiring specific protection of the significant features of the Lodge; and

WHEREAS, such Determination and Findings are officially recorded at King County Records Office under Recording Number 971106-0943; and

WHEREAS, Lake Wilderness Lodge received both State and national design awards; and

WHEREAS, the City desires to protect the historic and cultural value of the Lake Wilderness Lodge and to preserve the Lodge as an excellent example of “post-war, Northwest Style architectural style”; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON, AS FOLLOWS:

Section 1. Adoption of Landmark Designation and Findings of Fact. The City hereby adopts Landmarks and Heritage Determination and Findings of Fact dated November 6, 1997, recorded in King County Records Office under Recording No. 971106-0943 and attached to this Resolution.

Section 2. Use of King County Landmarks and Heritage Commission to Review Protected Features of the Lodge. The City shall use the Landmarks and Heritage Commission to review proposed changes to the protected areas of the Lodge and shall execute an Interlocal Agreement with the King County Historic Preservation Program at King County for such preservation services.

PASSED BY THE CITY COUNCIL ON THIS 27TH DAY OF JANUARY, 2003.

Laure A. Iddings, Mayor

ATTEST:

Irvalene M. Moni, CMC, RP, City Clerk

Return Address:

Office of Cultural Resources, MS 115T



Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 45.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filed in)

1. Lake Wilderness Lodge Findings of Fact and Decision
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name first, then first name and initials)

1. King County Landmarks and Heritage Commission
- 2.
- 3.
- 4.

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Lake Wilderness Lodge / King County Parks
- 2.
- 3.
- 4.

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Tax Lot # 212206-9029

Additional legal is on page 2 of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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KING COUNTY LANDMARKS AND HERITAGE COMMISSION

FINDING OF FACT AND DECISION LAKE WILDERNESS LODGE

SUMMARY

The King County Landmarks and Heritage Commission designates the Lake Wilderness Lodge, located at 22500 SE 248th, Maple Valley, WA as a King County Landmark. The property is owned by King County Parks.

Property Description: The designated boundary conforms to a portion of Tax Lot # 212206-9028, the legal parcel which the building occupies, determined in part by the railroad right of way to the north, the lake shore to the east, the chain link fence to the south, and the creek at the base of the driveway to the west. This boundary description will be refined pending a survey.

FINDINGS

The King County Landmarks and Heritage Commission designated the Lake Wilderness Lodge as a King County Landmark on June 26, 1997. The decision was based upon the building meeting criterion A3 of Section 4 of King County Code 20.62.040 as an outstanding example of post-war Northwest Style architecture in King County. The Commission made the following findings:

- a. The lodge was built in 1950 for Tom and Kain Gaffney, who had operated Gaffney's Lake Wilderness Resort on the site since the 1920s. The Gaffneys envisioned that the lodge would be the centerpiece of an expanded resort, which would also include numerous new cabins.
- b. The lodge was designed by Seattle architecture firm Young & Richardson, Carleton & Detlie. The lodge received several design awards, including the prestigious American Institute of Architect's national Honor Award in 1952.
- c. The lodge design is notable for its blend of rustic Northwest materials such as fir siding with the smooth stucco surfaces and projecting concrete roof and porch slabs associated

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with international modernism. The building features many elements characteristic of post-war Northwest Style architecture, including its careful integration with the site, the asymmetry of the massing, the relative enclosure of the main entry in contrast with the openness of the lakeshore elevation, the broad expanses of windows which blur the boundary between interior and exterior spaces, and the open interior plan for the public areas.

- d. The primary interior space is organized around an architecturally-integrated artwork, a carved cedar pole by regionally-renowned sculptor Dudley Carter. The carved pole was inspired by Northwest coastal Native American traditions and underscores the regional emphasis of the lodge's design.
- e. The Gaffneys built the lodge in anticipation of expanding resort business in the post-war era, since people could travel easily to the site from Tacoma and Seattle. However, post-war prosperity enabled more people to travel outside the county for recreation and diminished the popularity of resorts on the county's small lakes, including Lake Wilderness Resort. The Gaffneys sold the property to King County in 1964. The building now serves as a recreation center within Lake Wilderness Park.

FINAL DESIGNATION DECISION

At its June 26, 1997 meeting the King County Landmarks and Heritage Commission unanimously approved a motion to designate the Lake Wilderness Lodge as a King County Landmark based upon the above findings.

Boundaries: A portion of Tax Lot # 212206-9028, the legal parcel which the building occupies, determined in part by the railroad right of way to the north, the lake shore to the east, the chain link fence to the south, and the creek at the base of the driveway to the west. This description will be refined pending a boundary survey.

Features of Significance: All exterior portions of the lodge; the first floor public spaces including the dining room, entry hall, the stairs, stairwell, and the mezzanine landing; and the grounds included within the boundaries described above.

PROTECTION MEASURES

Controls

No significant feature (as noted above) may be altered, whether or not a building permit is required, without first obtaining a Certificate of Appropriateness from the Landmarks and Heritage Commission pursuant to the provisions of KCC 20.62.080. The following exclusion is allowed: *In-kind maintenance and repair.*

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No new construction may take place within the boundaries of the designated parcel, whether or not a building permit is required, without first obtaining a Certificate of Appropriateness from the Landmarks and Heritage Commission pursuant to the provisions of KCC 20.62.080.

Incentives

The following incentives are available to the property owner:

1. Eligibility for grant funds for building rehabilitation (as available) through the King County Landmarks and Heritage Program.
2. Eligibility for technical assistance from the King County Landmarks and Heritage Commission.
3. Eligibility for historic site marker.

Decision made June 26, 1997.
Findings of Fact and Decision filed July 7, 1997.

KING COUNTY LANDMARKS AND HERITAGE COMMISSION

Robert S. Gruhn, Chair

Date

11-6-97

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